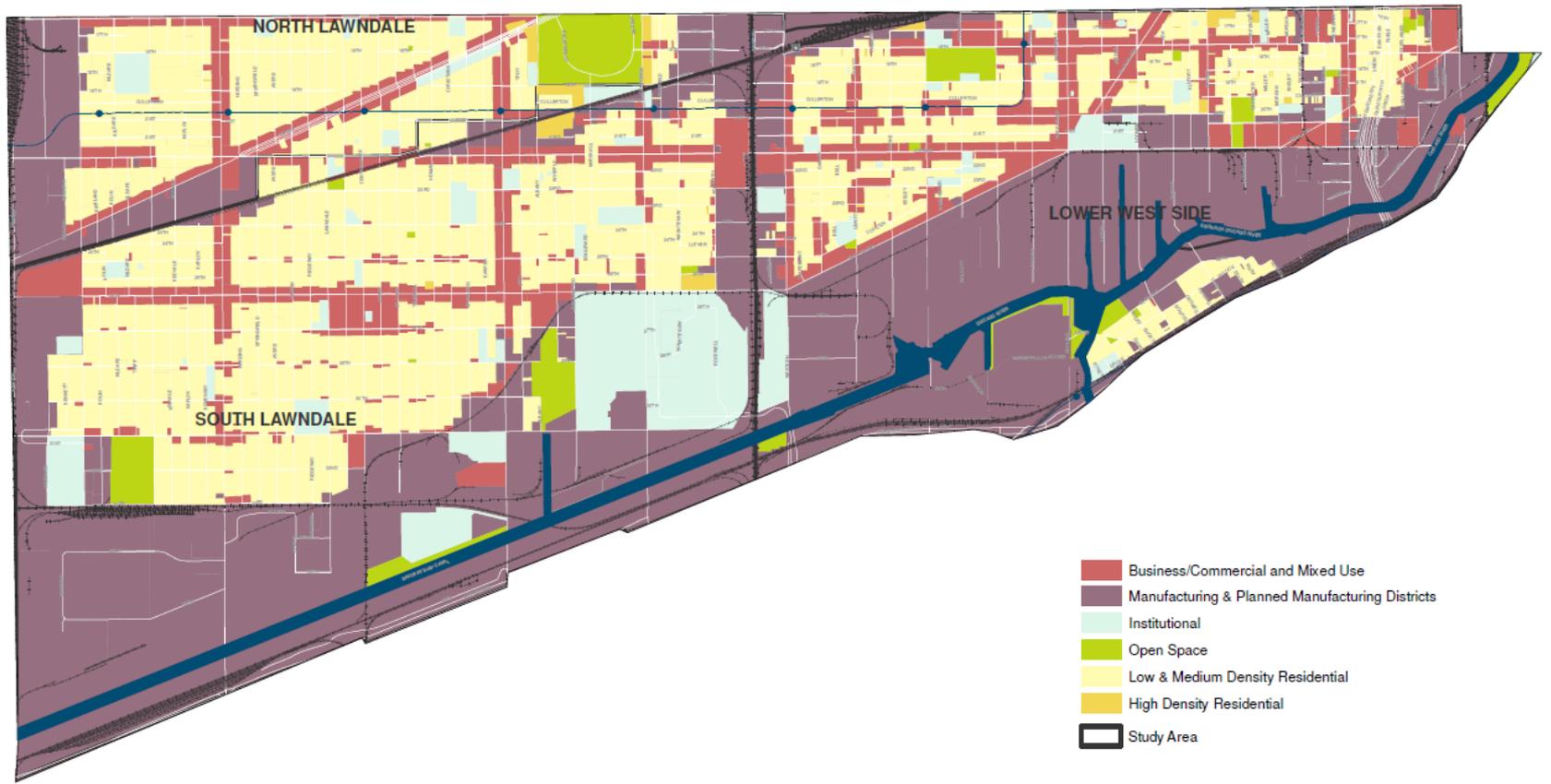


# PILSEN LAND USE STRATEGY



# Open Space and Industrial Areas Community Workshop Agenda

- **5:30 – 6:00: Open House**
- **6:00 – 6:30: Presentation**
- **6:30 – 7:00: Questions and Comments / Large Group Discussion**
- **7:00 – 8:00: Small Group Discussions**

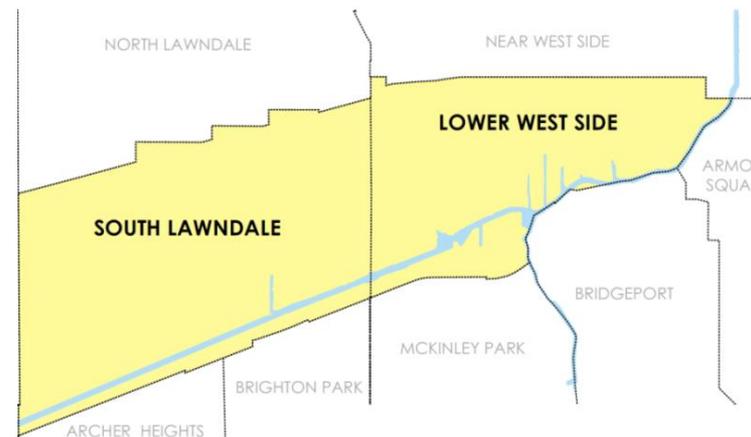
# Planning Process Overview

## Project Partners:

- City of Chicago Department of Planning and Development (DPD) is leading the project
- CMAP is providing planning support through the LTA program
- CMAP has contracted with Pilsen Neighbors Community Council (PNCC) and Enlace Chicago to provide community outreach and engagement assistance

## Other partners / related projects:

- Adler School of Professional Psychology's Health Impact Assessment project
- Delta Institute and LVEJO's Little Village Brownfield Revitalization project



# Department of Planning and Development

## Bureau of Zoning and Land Use

Sustainability/Open Space

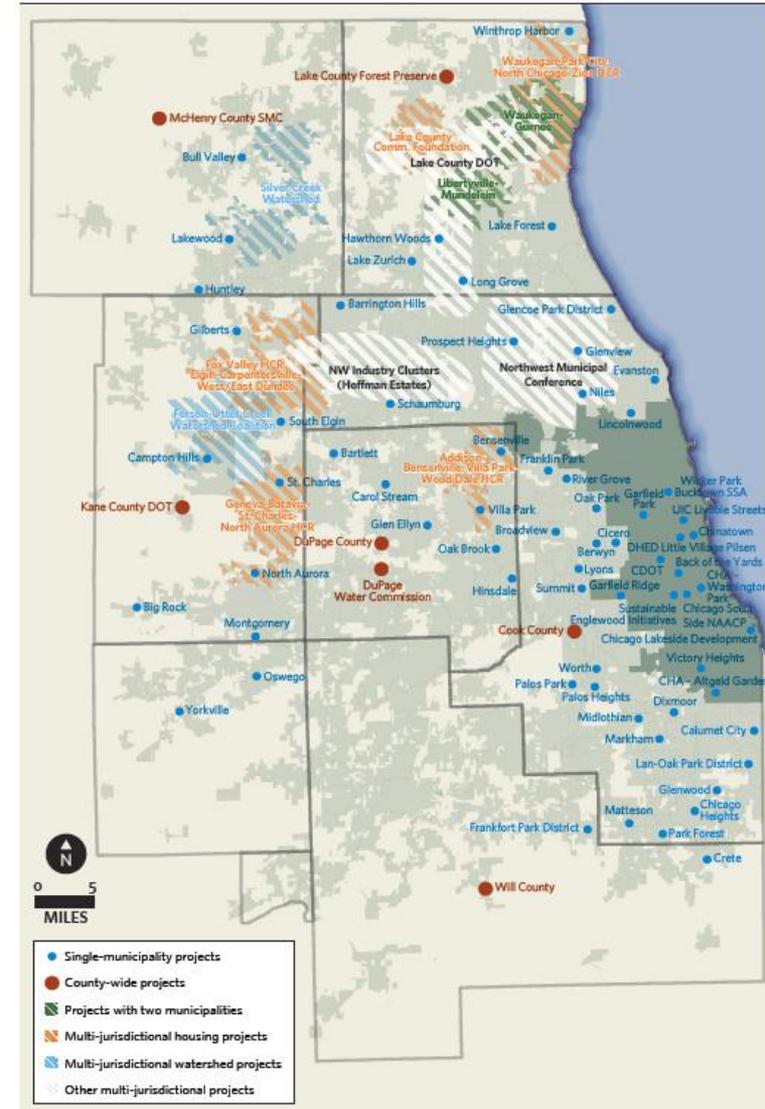
Kathy Dickhut Michael Berkshire

Nelson Chung Brad Roback

# Chicago Metropolitan Agency for Planning (CMAP)

- Regional Planning Agency created in 2005 by Illinois General Assembly in order to integrate planning for transportation and land use
- Created **GO TO 2040**, a comprehensive, long-range plan for the Chicago Metropolitan area, which was adopted in 2010
- Local Technical Assistance program implements **GO TO 2040** through direct assistance to communities

LTA proposals and applicants



# City of Chicago Land Use Strategies

- Green Healthy Neighborhood Land Use Plan for Englewood, West Englewood, Washington Park, and Woodlawn
- Recommended strategies for housing, retail, productive landscapes, manufacturing, open space, green infrastructure, historic preservation
- Plan was adopted by the Chicago Plan Commission in March 2014

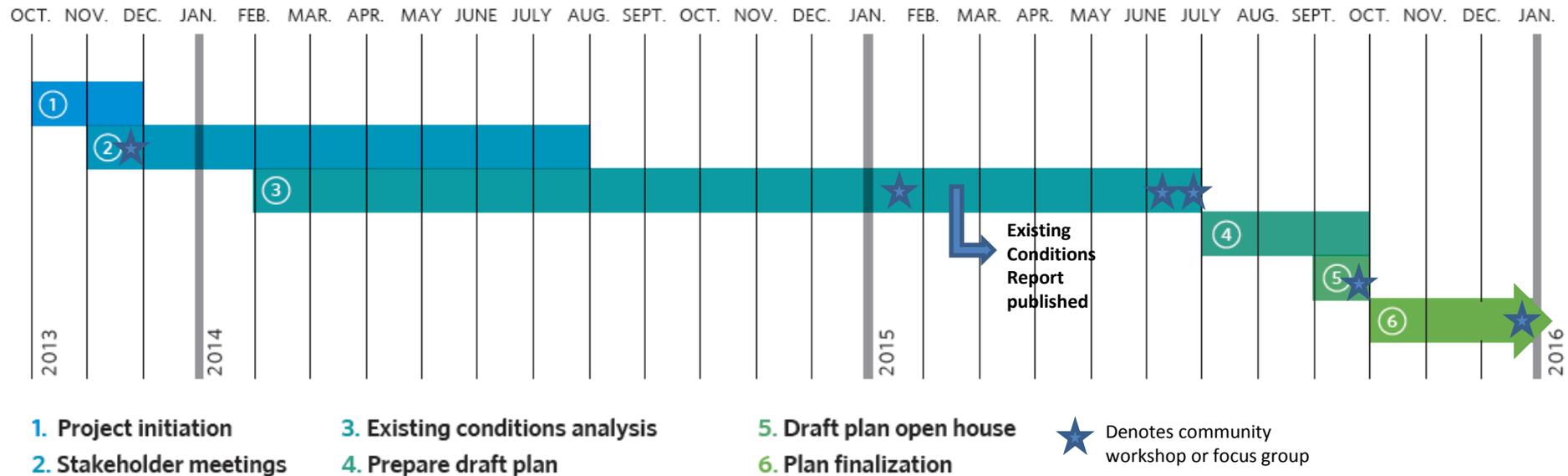


# A Land Use Strategy

- Describes where you live, work, play, shop and learn
- Identifies future places to live, work, play, shop and learn
- Confirms the places and the community character to preserve and improve
- Guide for a 10-20 year period



# Planning Process Overview



Since the start of the planning process, the project team has:

- Held a community workshop on open space attended by 65 residents and stakeholders
- Met with 38 stakeholders, community group and/or local network members
- Held a focus group on opportunities and challenges in the community's industrial areas
- Published a comprehensive existing conditions analysis

# Summary of June 16<sup>th</sup> Meeting

- Attended by 70 residents and stakeholders
- Three discussion topics:
  - Preserving community character
  - Infill and density
  - Enhancing the community's retail environment and small business support

# Summary of June 16<sup>th</sup> Meeting

## Highlights of Community Character Discussion:

- There is interest in the possibility of a “Conservation District” for Pilsen, but more information and outreach is needed.
- Historic preservation incentives are a helpful tool that need to be publicized and explained more.
- Tools beyond historic preservation are necessary for addressing affordability challenges.
- Pilsen residents are the most important aspect of community character.

# Summary of June 16<sup>th</sup> Meeting

## Highlights of Infill and Density Discussion:

- Any new construction needs to adequately address key community concerns: affordability, parking, neighborhood architecture and Mexican heritage, open space.
- The 18<sup>th</sup> and Peoria site is the “gateway” to the community. Any future developer should work closely with the community.
- Desire to learn more about potential City policies for addressing affordability.

# Summary of June 16<sup>th</sup> Meeting

## Highlights of retail and small business discussion:

- Need for additional ramps and improved accessibility.
- Need for more information to be in Spanish.
- Desire to investigate trends in business license data.
- Desire to work more closely with ESDC and City's BACP.

# Summary of June 16<sup>th</sup> Meeting

## Next steps:

- Gather and review all input (facilitator notes, comment sheets, annotated maps, etc.) from June 16<sup>th</sup> and today's meeting.
- Schedule follow-up public engagement activities to continue discussion on topics such as:
  - Affordability, policies for City-owned lots, historic preservation, density, small business support.
- Improve and expand community engagement. Potential outreach and engagement activities include:
  - Community group round-tables, community workshops, stakeholder meetings, property owner discussions, open houses.

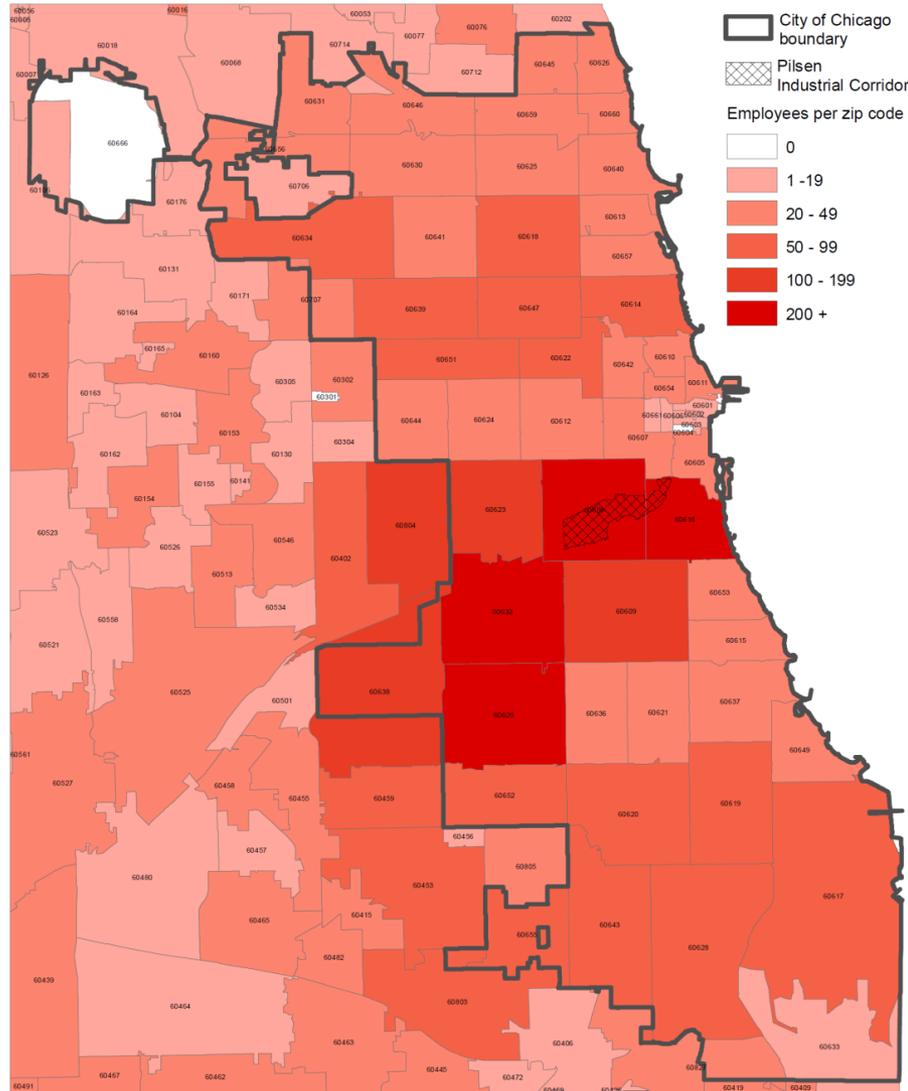
# Tonight's Discussion Topics

## Discussion topics:

- Manufacturing and the industrial corridor
- Open Space and neighborhood routes
- Other topics of interest, including: the land use planning process and affordability

# Manufacturing – Where workers live

Where workers live that are employed in the Pilsen Industrial Corridor - by zip code (ZCTA)



Pilsen Industrial Corridor				
Jobs	Real & Virtual Products			85%
	Manufacturing	Moving, storing goods & materials; Waste management; Construction	Information, Technology & Management	
Existing	1,815	4,075	645	
	28%	62%	10%	

Total jobs in Corridor = 7,644

# Manufacturing – Where workers live

## EMPLOYMENT OF CCA RESIDENTS, 2011

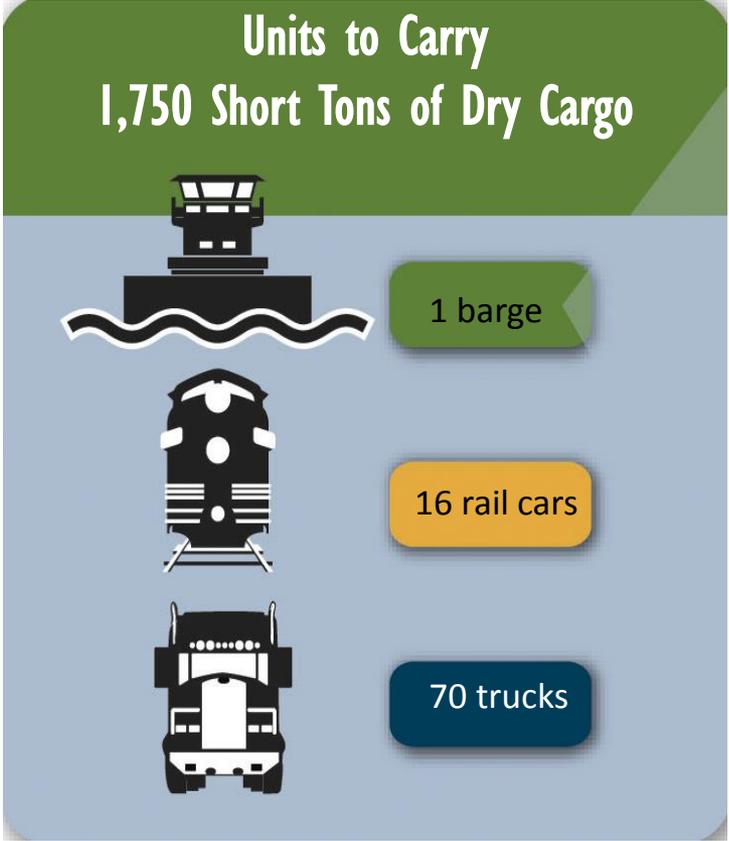
<i>By Industry Sector</i>	Count	Percent
<b>Manufacturing</b>	1,282	12.4
<b>Health Care</b>	1,120	10.9
<b>Administration</b>	1,070	10.4
<b>Education</b>	1,056	10.2
<b>Accommodation and Food Service</b>	1,054	10.2

## EMPLOYMENT IN THE CCA, 2011

<i>By Industry Sector</i>	Count	Percent
<b>Health Care</b>	3,578	23.7
<b>Wholesale Trade</b>	2,835	18.7
<b>Manufacturing</b>	2,088	13.8
<b>Administration</b>	1,473	9.7
<b>Retail Trade</b>	976	6.5

- 12% of Pilsen residents work in manufacturing and 14% of jobs in Pilsen are in manufacturing.
- 19% of Pilsen jobs are in wholesale trade, but few Pilsen residents are employed in that sector.

# Manufacturing areas – Barge Use & Critical Services



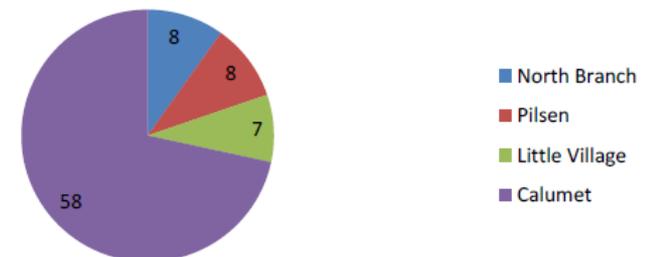
# Manufacturing areas – Barge Use

## Waterways - Total Tonnage (000s of tons)

<u>Segment</u>	<u>2003</u>	<u>2012</u>	<u>Change %</u>
Chicago River, Main and North Branch	1,828	792	-56.7%
Chicago River, South Branch	3,946	1,267	-67.9%
Lake Calumet	963	808	-16.1%
Calumet Harbor and River	11,213	11,968	6.7%
Calumet Sag Channel <i>(On City boundary and outside City)</i>	6,576	5,461	-17.0%
Sanitary and Ship Canal <i>(Only a small portion within City)</i>	19,465	11,915	-38.8%

Source: USACE Waterborne Commerce of the United States

## U.S. Army Corps of Engineers Barge Facilities by Industrial Corridor



# Manufacturing areas – Barge Use

## OZINGA

Location: 2255 N. Lumber Street

Employees: Approximately 300 (Chicago region)

- Projects need to be within 30 minute drive



## PRAIRIE MATERIAL

Location: 835 N. Peoria Street

Employees: 100+ (North Branch facility)

- Projects need to be within 30 minute drive



## GENERAL IRON INDUSTRIES

Location: 1909 North Clifton Avenue, Clybourn Corridor PMD

Employees: More than 100 at site

Acreage: 15+ in North Branch Industrial Corridor



- Between 2012 and 2014, about 13 barges of metal per month, equivalent of 80 truckloads
- All scrap is obsolete, not available for re-sale or scavenging, but are processed for metal content

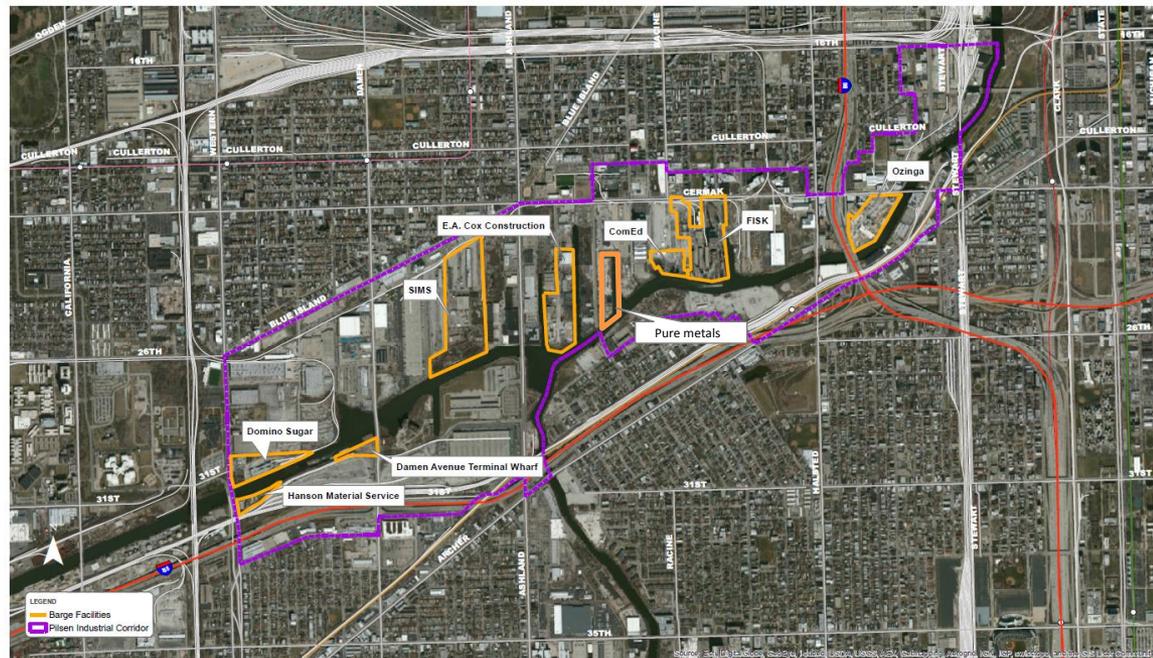
# Manufacturing areas – Barge Use

Critical services such as concrete and construction materials and recycling

## Pilsen Industrial Corridor



North Branch Industrial Corridor



# Manufacturing areas – Barge Use

Prairie Materials Yard 33 and the locations to which it transported cement in 2014

Prairie Yard 33 Distribution of Delivery Points 2014

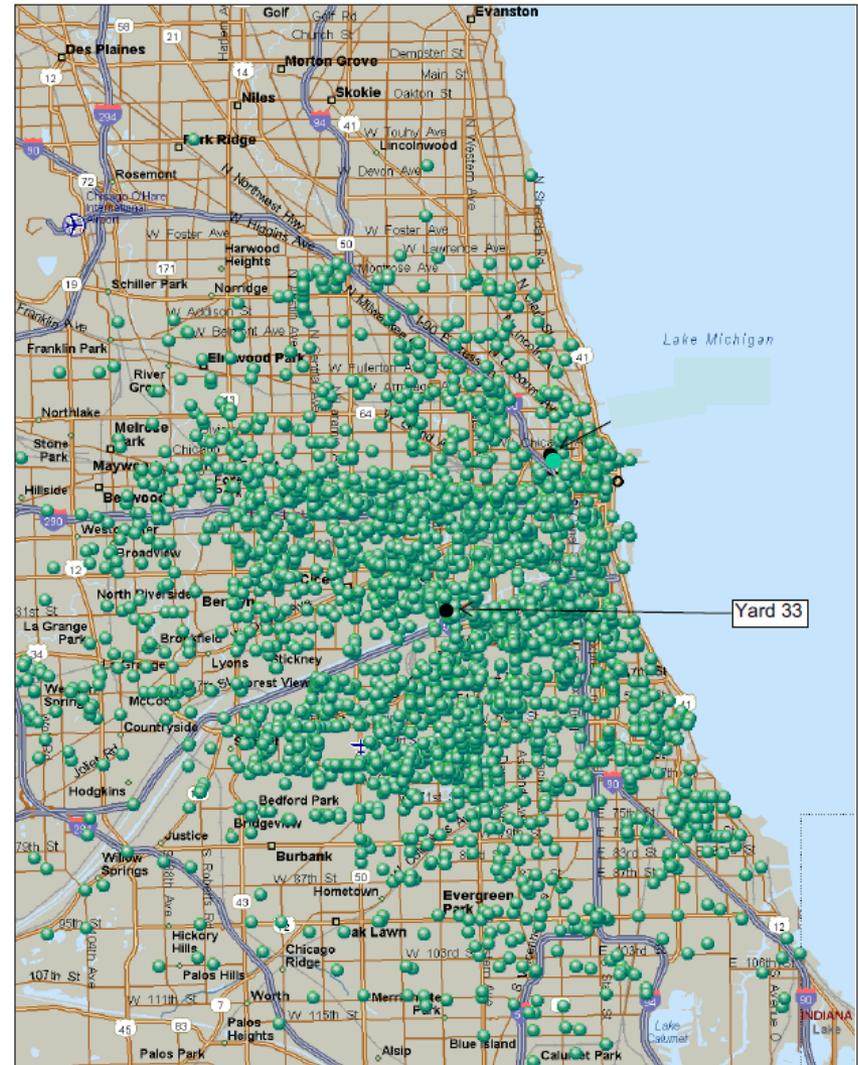


Figure 9. Prairie Yard 33 Distribution of Delivery Points 2014

# Manufacturing – Fisk Site

## Fisk-Crawford Task Force Recommendations

- Minimize pollution and waste, emphasize sustainability
- Not suitable for residential development
- Create quality, living wage jobs for residents
- Sites may need to be parceled for multiple owners
- Not intended as new park sites, however, where feasible provide public access to the river
- Community prefers clean, advanced light manufacturing, and not large scale retail uses

## CTA bus garage could be part of Fisk power plant redevelopment

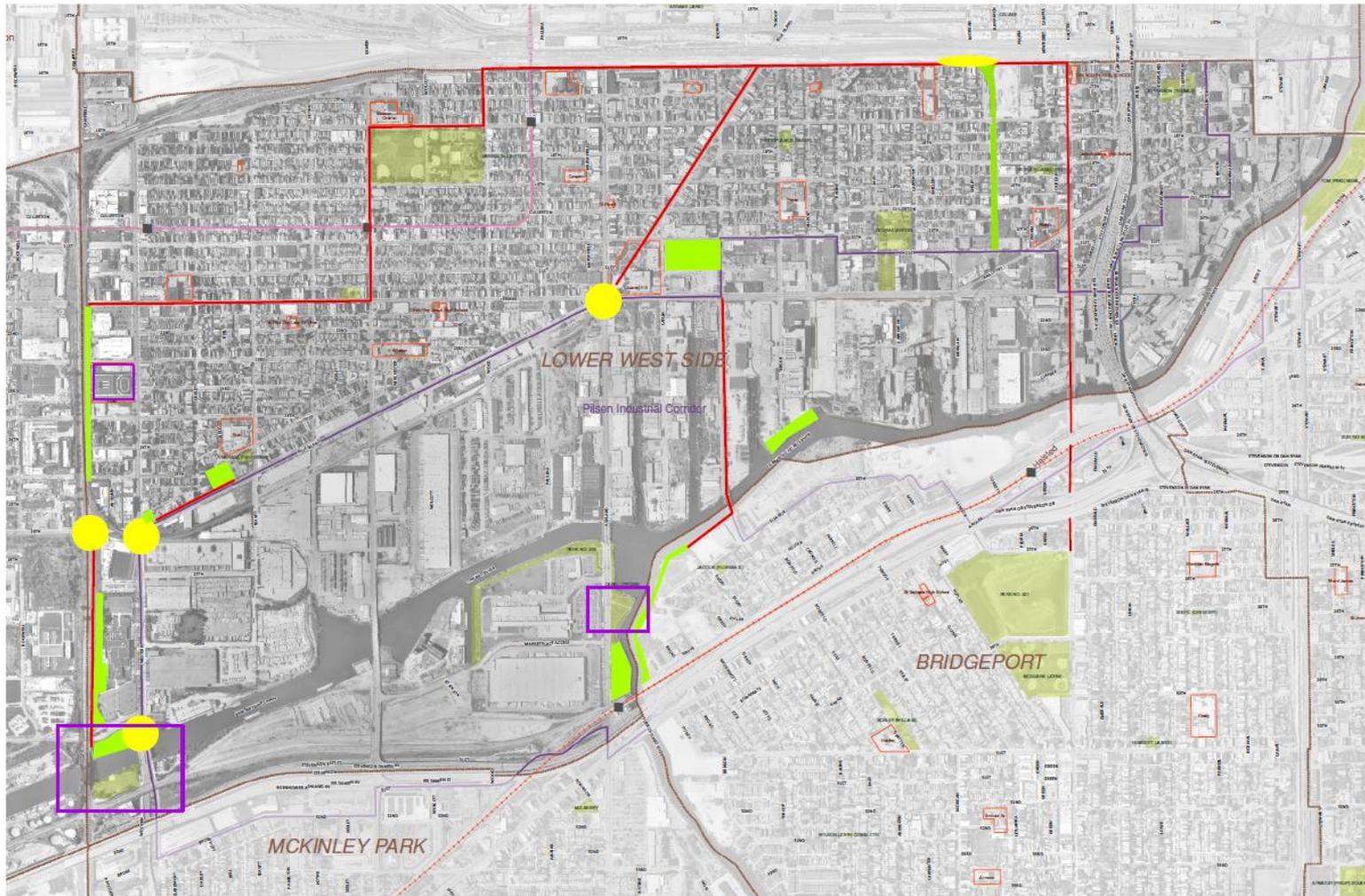


The mayor's office is set to announce an agreement Sunday between the site's owner, NRG Energy, and the CTA to explore the project, which could bring 400 jobs to the neighborhood and save CTA about \$2 million annually in fuel and operational costs.

January 19, 2015

# Neighborhood routes and open spaces

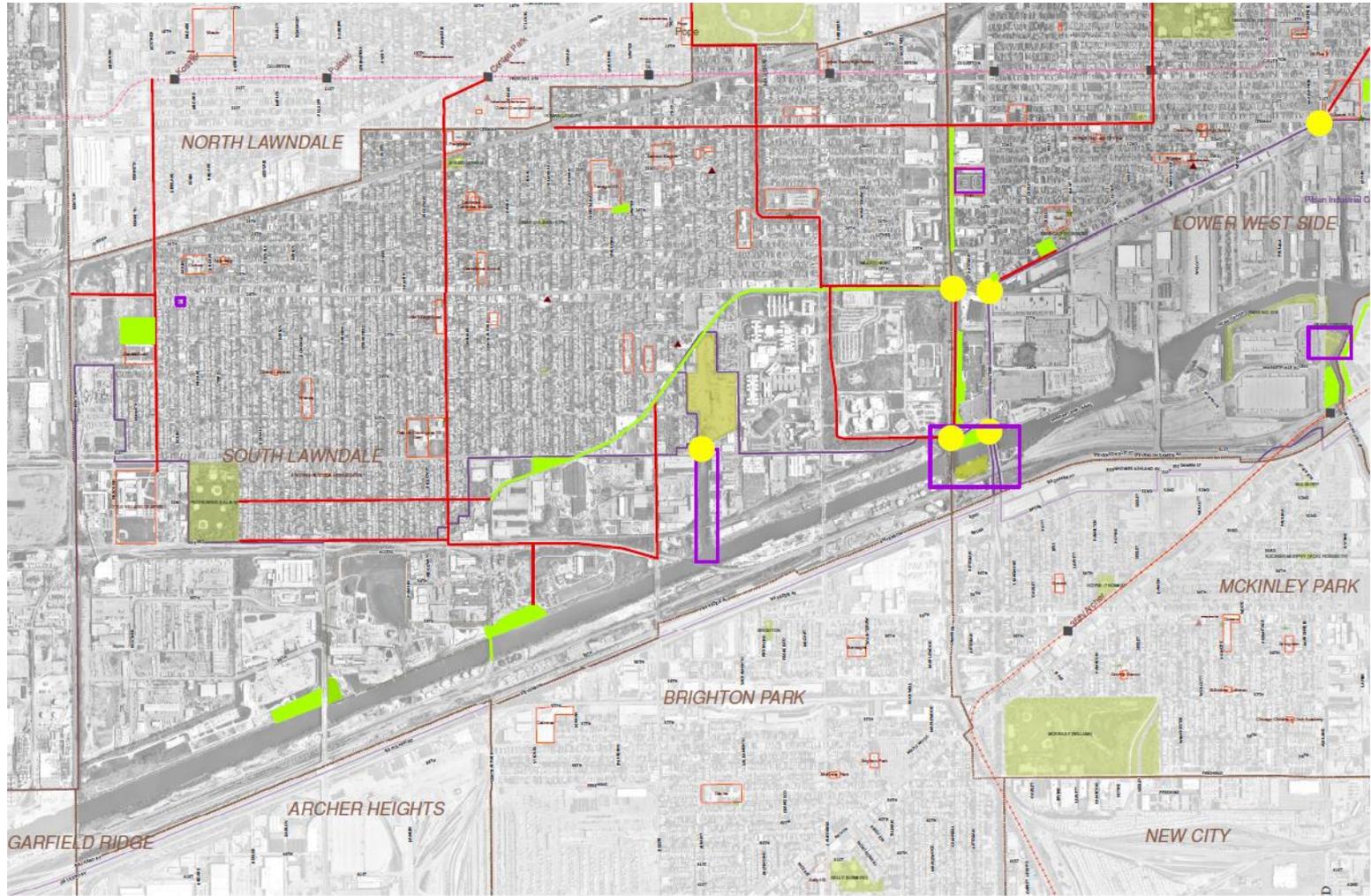
# Public Input from November 2013 Workshop in Pilsen



Pilsen Community Feedback  
 - Open Space -

- |  |  |
|--|--|
| <ul style="list-style-type: none"> <li><span style="border: 1px solid red; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> School Grounds</li> <li><span style="background-color: #90EE90; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> Parks</li> <li><span style="border: 1px solid purple; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> Industrial Corridors</li> <li><span style="border: 1px solid black; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> Community Areas</li> <li><span style="color: green;">★</span> School Gardens (Openlands)</li> <li><span style="color: red;">▲</span> Community Gardens (NeighborSpace)</li> </ul> | <p><b>Types of Projects to Investigate:</b></p> <ul style="list-style-type: none"> <li><span style="background-color: #90EE90; display: inline-block; width: 20px; height: 10px; margin-right: 5px;"></span> Open Space</li> <li><span style="border: 2px solid red; display: inline-block; width: 20px; height: 10px; margin-right: 5px;"></span> Streets for Potential Bike/Ped Enhancements</li> <li><span style="background-color: yellow; border-radius: 50%; display: inline-block; width: 15px; height: 15px; margin-right: 5px;"></span> Ped/Bike Connector</li> <li><span style="border: 2px solid purple; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> Enhance Usability</li> </ul> |
|--|--|

# Public Input from November 2013 Workshop in Little Village

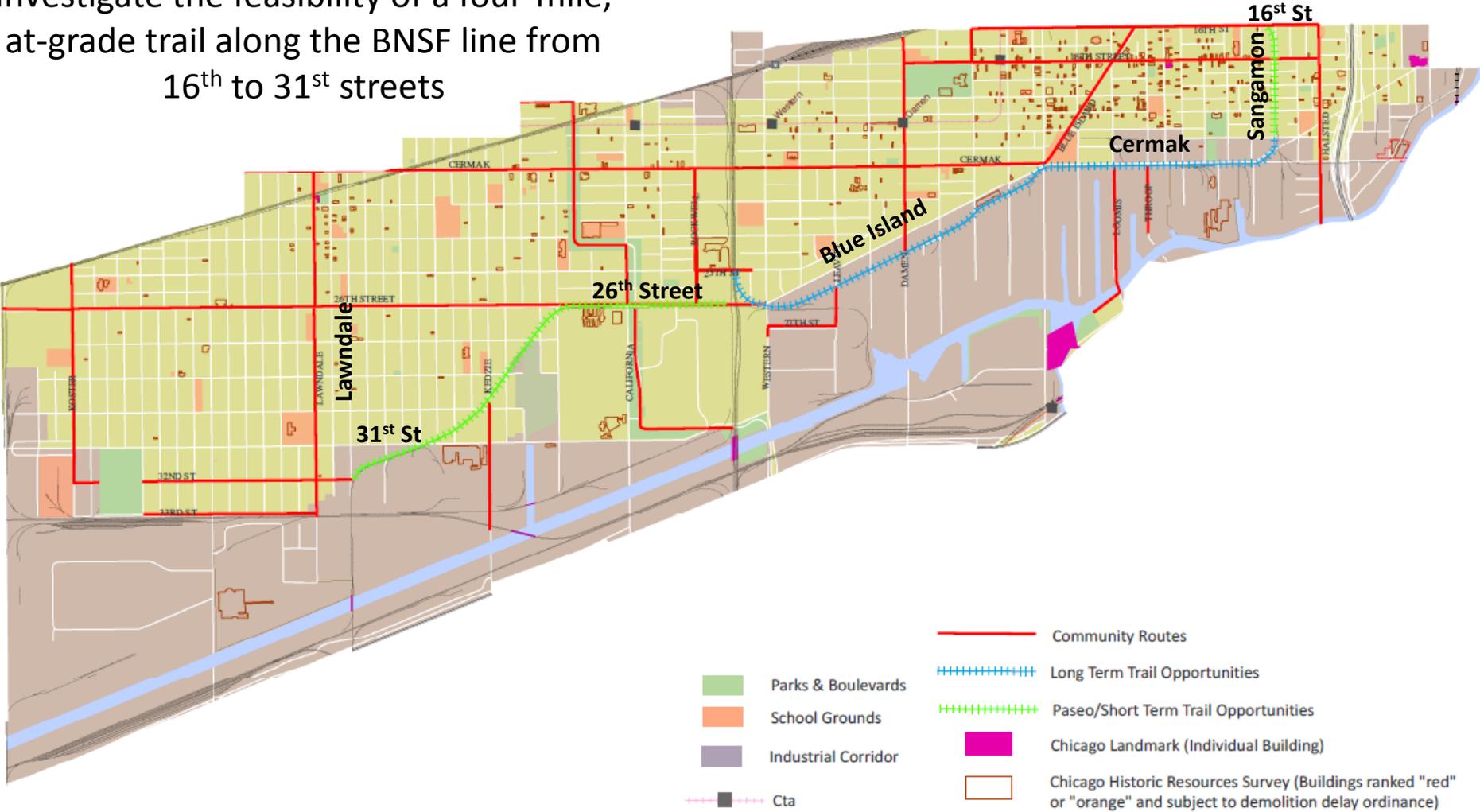


**Little Village Community Feedback**  
**- Open Space -**

- |                                   |  |   |
|-----------------------------------|--|---|
| School Grounds                    | <b>Types of Projects to Investigate:</b> | Open Space                                  |
| Parks                             |  | Streets for Potential Bike/Ped Enhancements |
| Industrial Corridors              |  | Ped/Bike Connector                          |
| Community Areas                   |  | Enhance Usability                           |
| School Gardens (Openlands)        |  |   |
| Community Gardens (NeighborSpace) |  |   |

# Neighborhood routes, open spaces and a green buffer to the industrial edge

Investigate the feasibility of a four-mile, at-grade trail along the BNSF line from 16<sup>th</sup> to 31<sup>st</sup> streets



# Neighborhood routes, open spaces and a green buffer Sustainable Street along Cermak

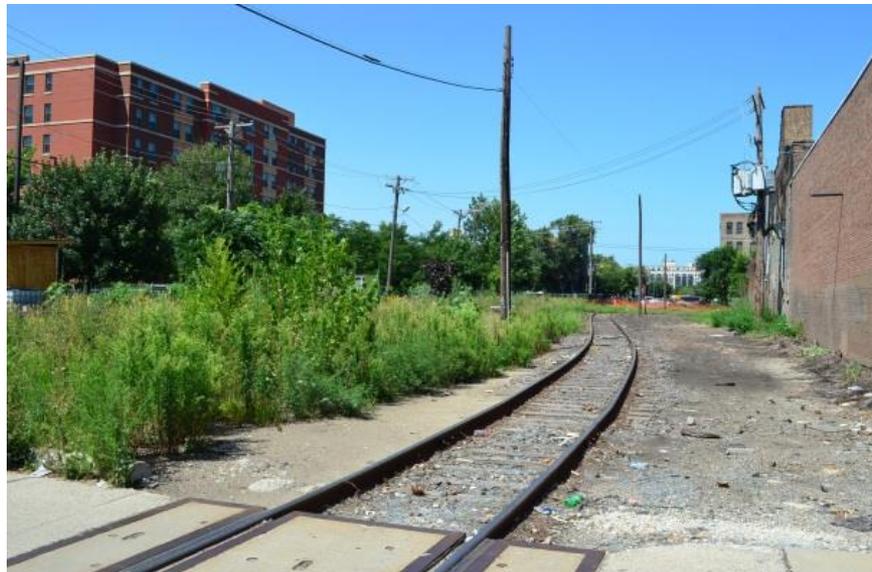


# Neighborhood routes and open spaces

## Short term planning issue



Loewenthal Site



Short trail and park opportunities

# Neighborhood routes and open spaces

## Long term planning issue



Blue Island behind existing manufacturing



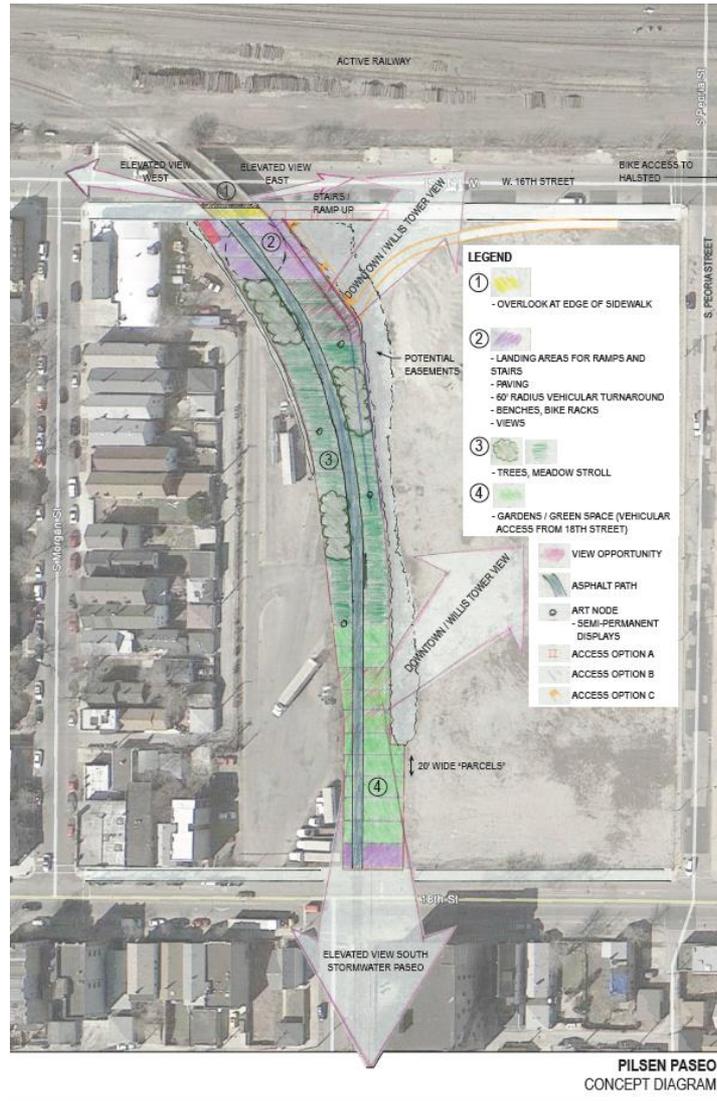
At and above  
Western Avenue



# Neighborhood routes and open spaces

## Long term planning issue

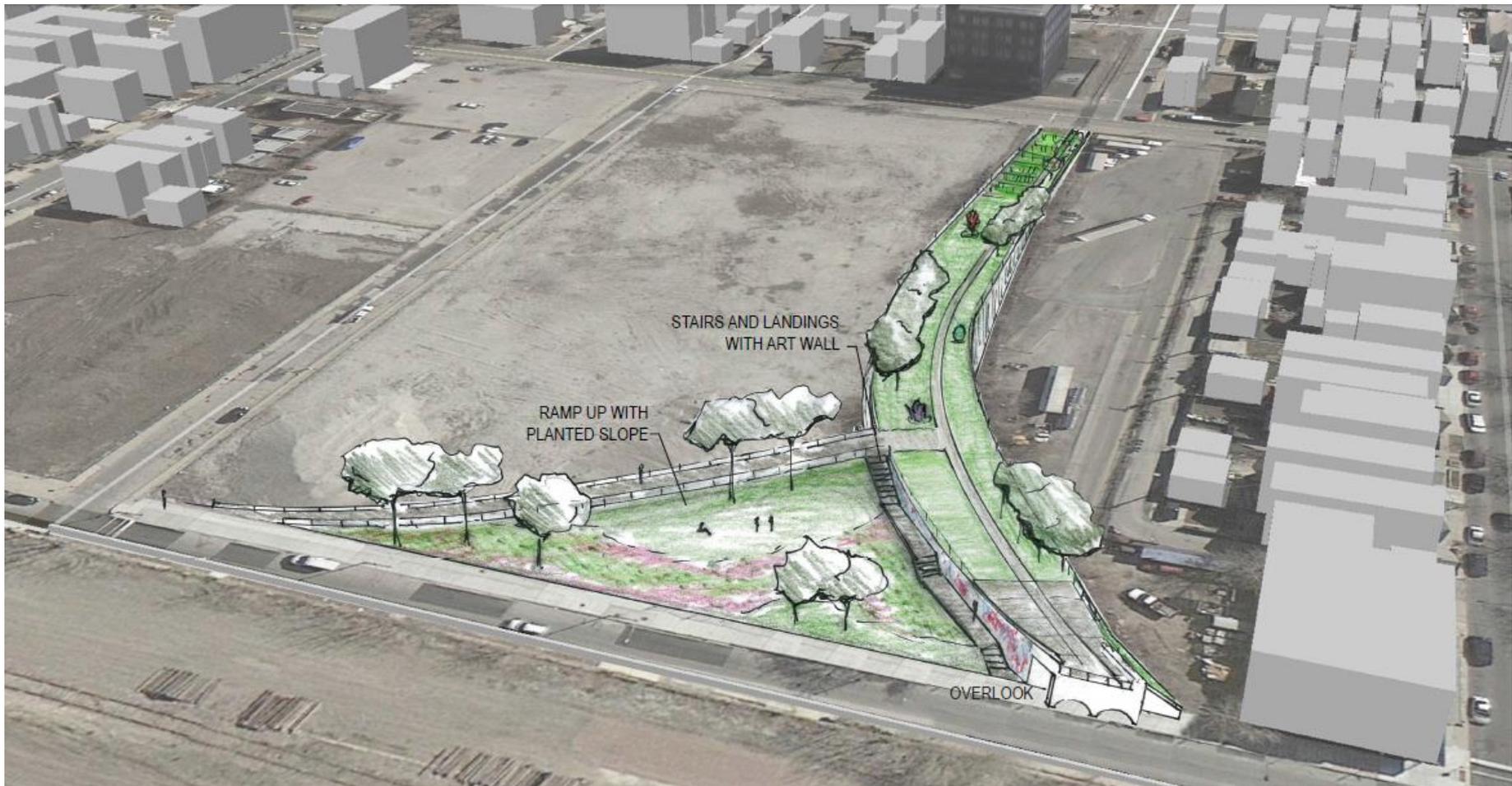
### The Paseo at 16<sup>th</sup> Street



# Neighborhood routes and open spaces

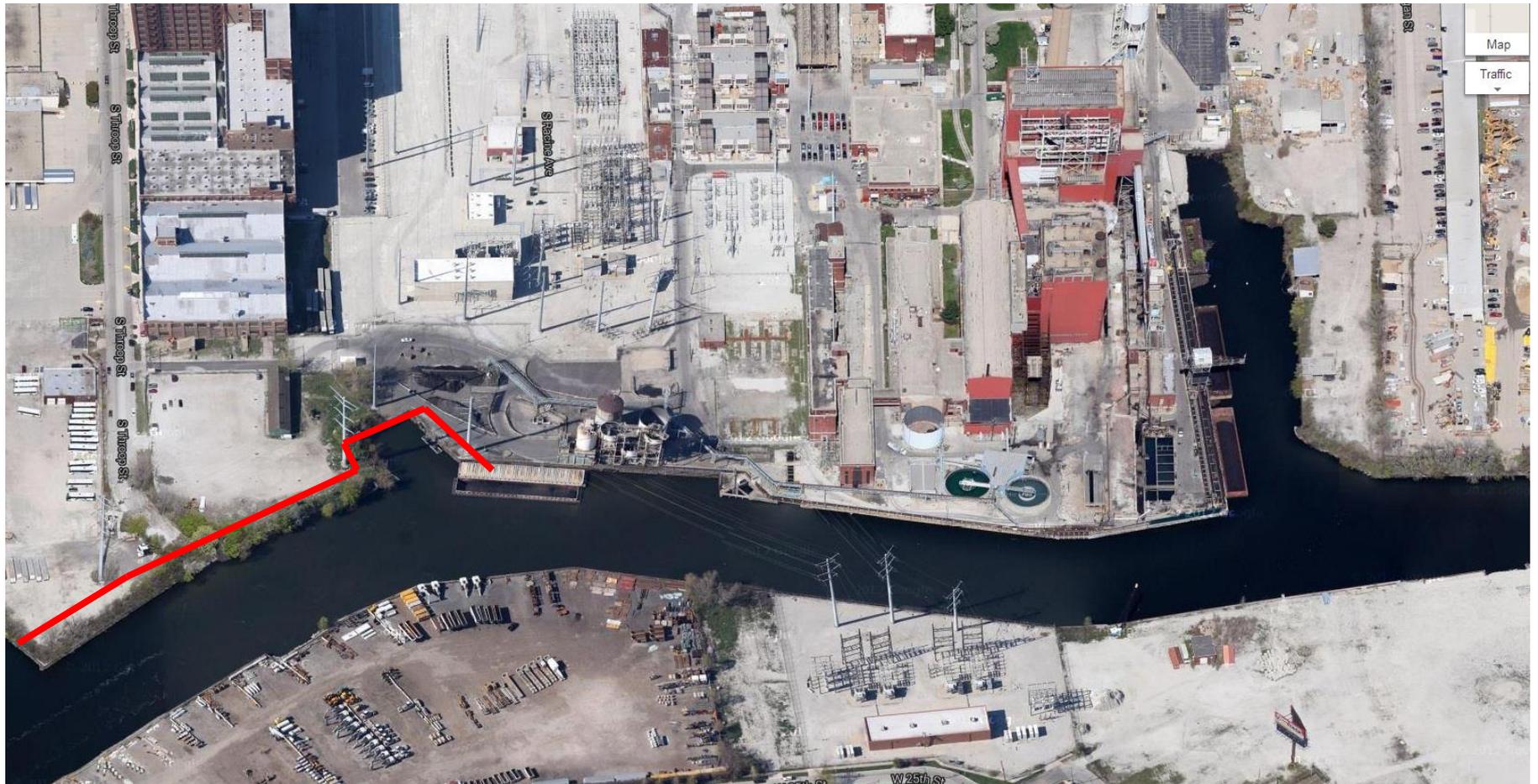
## Long term planning issue

### The Paseo at 16<sup>th</sup> Street



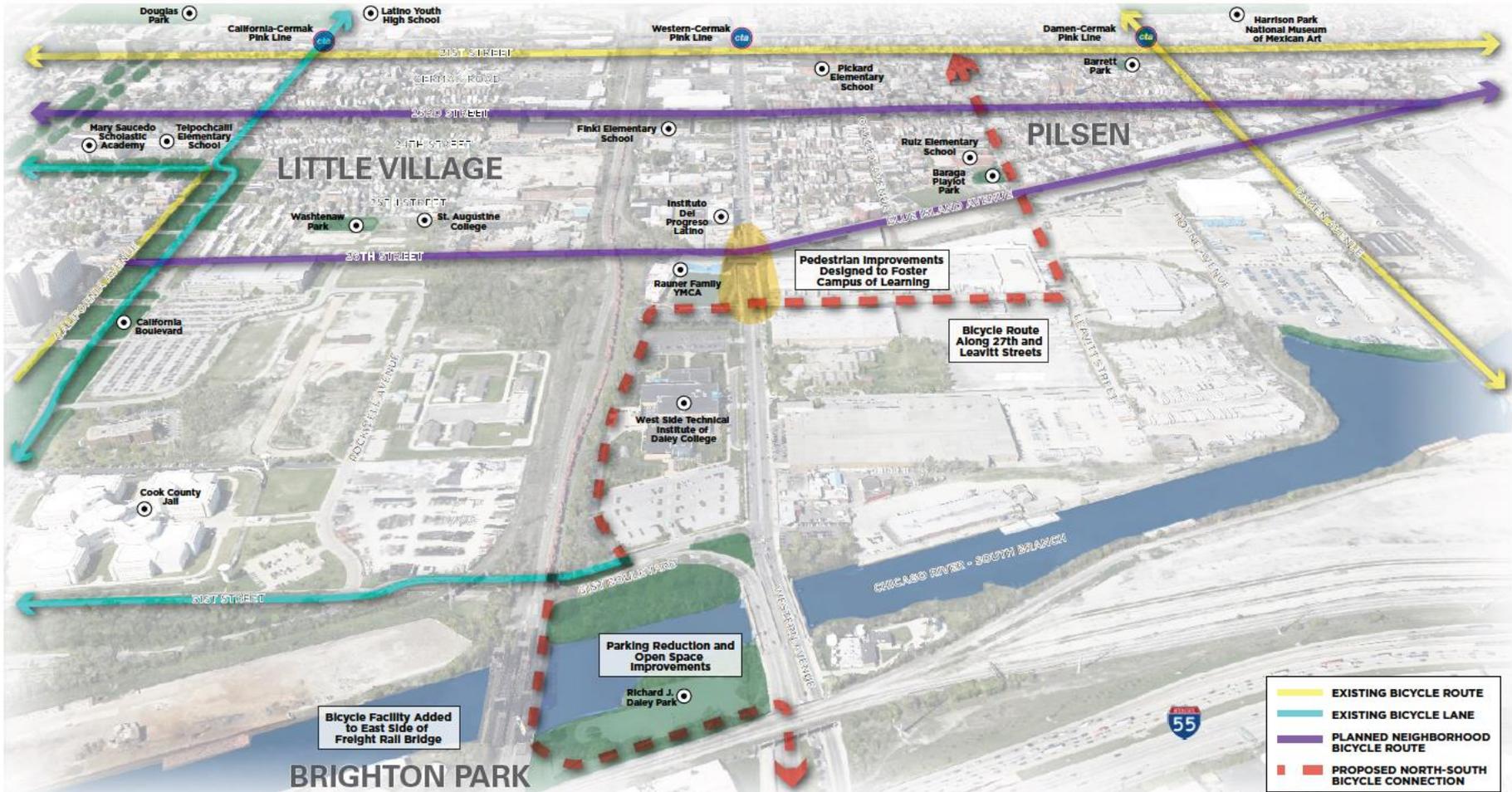
# Neighborhood routes and open spaces

Consider improving river edge for habitat within ComEd easement and around adjacent inlet at the end of Throop Street.



# Neighborhood routes and open spaces

Connect the education and recreation campuses along Western via an internal trail



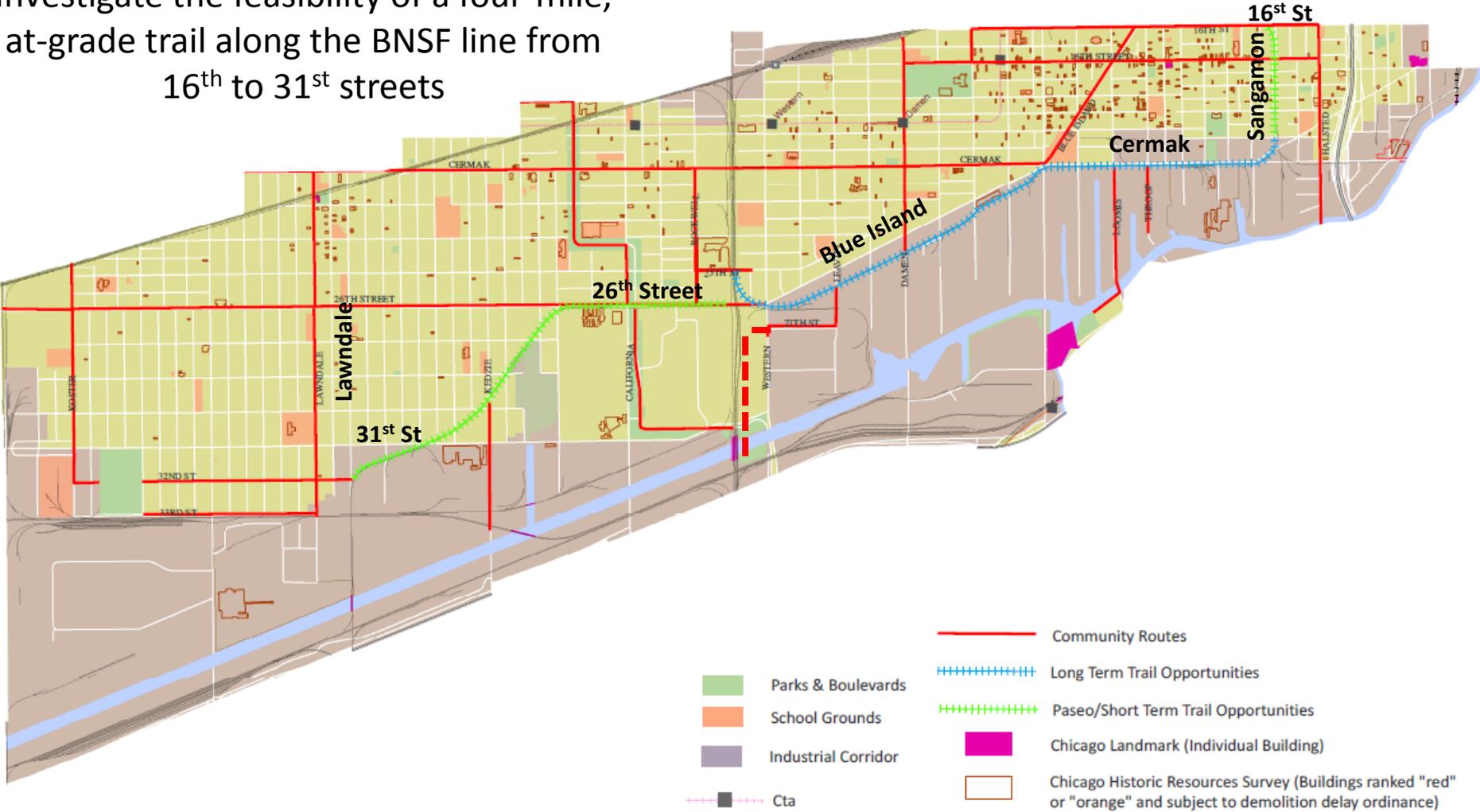
# Neighborhood routes and open spaces

Improve access to the public space, and the public space, at the river and Western Avenue



# Neighborhood routes, open spaces and a green buffer to the industrial edge

Investigate the feasibility of a four-mile, at-grade trail along the BNSF line from 16<sup>th</sup> to 31<sup>st</sup> streets



# Neighborhood routes, open spaces and a green buffer Institute without Boundaries student work



# Neighborhood routes, open spaces and a green buffer Institute without Boundaries student work



# Neighborhood routes, open spaces and a green buffer Institute without Boundaries student work



# Neighborhood routes, open spaces and a green buffer Institute without Boundaries student work



# Small Group Discussions (7:00 – 8:00)

- We welcome your **comments and ideas**
  - Community representatives will be facilitating discussions around a number of topics
  - DPD and CMAP staff will be available to answer questions and will be taking notes
  - Each participant should have a marker and sticky notes – feel free to write down your ideas as well as share them verbally!
  - You are welcome to participate in any and all of the small group discussions.
- Please be **mindful of others**
  - We want everyone who wishes to contribute to have the opportunity to do so, and the facilitators will be working to build a conversational balance

# Small Group Discussions (7:00 – 8:00)

- Small group discussion topics:
  - Open Space and Neighborhood Routes
  - Manufacturing
  - Other topics of interest: Affordability, the land use planning process, and more.

# Q & A / Large Group Discussion (6:30 – 7:00)

- We want to be **inclusive and constructive**
  - Please be respectful of the diversity of ideas, needs and opinions in this room
  - Please keep your questions and comments focused on this project
- Today is just **one in a series** of conversations